

FOR SALE OR LEASE

± 1.47 ACRES

1 PAD SITE THAT CAN BE DIVIDED
INTO 2 IN HIGH TRAFFIC AREA

HIGHWAY 87 & EAST BROADWAY ST
CUERO, TX
CALL FOR PRICING



FOR MORE
INFORMATION
PLEASE CONTACT

TERENCE MOELLER
361.935.5157
tmoeller@cbharper.com



COLDWELL BANKER
COMMERCIAL

D'ANN HARPER,
REALTORS[®]

CBCDANNHARPER.COM

FOR SALE OR LEASE

CUERO, TX

Highway 87 & East Broadway St, TX 77954



Price: Call For Pricing

Lot Size: ± 1.47 Acres

Traffic: High

**Scan Here to View
Property Video**



PRIME CUERO PAD SITES FOR SALE OR LEASE

Position your business in the heart of Cuero with these rare commercial pad sites on Highway 87 and East Broadway St. Located next to the Stir Soda Shoppe, across from Cuero High School, and near H-E-B, these sites offer unparalleled exposure and high foot traffic. Detention is completed and utilities will be stubbed out to property line of pad site.

Take advantage of this prime lease/purchase opportunity in a high-traffic commercial corridor. Contact Terence Moeller for more details.

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PROPERTY HIGHLIGHTS:

- **Flexible Lease or Purchase Options:**

Lease as a single 1.47-acre pad or divide into two separate pads.

- **Existing Building From a Cement Pad:**

Available for use if the full 1.47-acre site is leased or purchased.

- **Strategic Location:** Across from Cuero High School (open campus for lunch) and a few blocks from Cuero City Park.

- **Cross Access:** Shared access with Stir Soda Shop and Baymont Hotel for seamless traffic flow.

- **Utilities & Infrastructure:** Detention is completed and City utilities are stubbed out to the property line of the pad site.

- **High Visibility:** Positioned in a rapidly growing area near new subdivisions and major local attractions.



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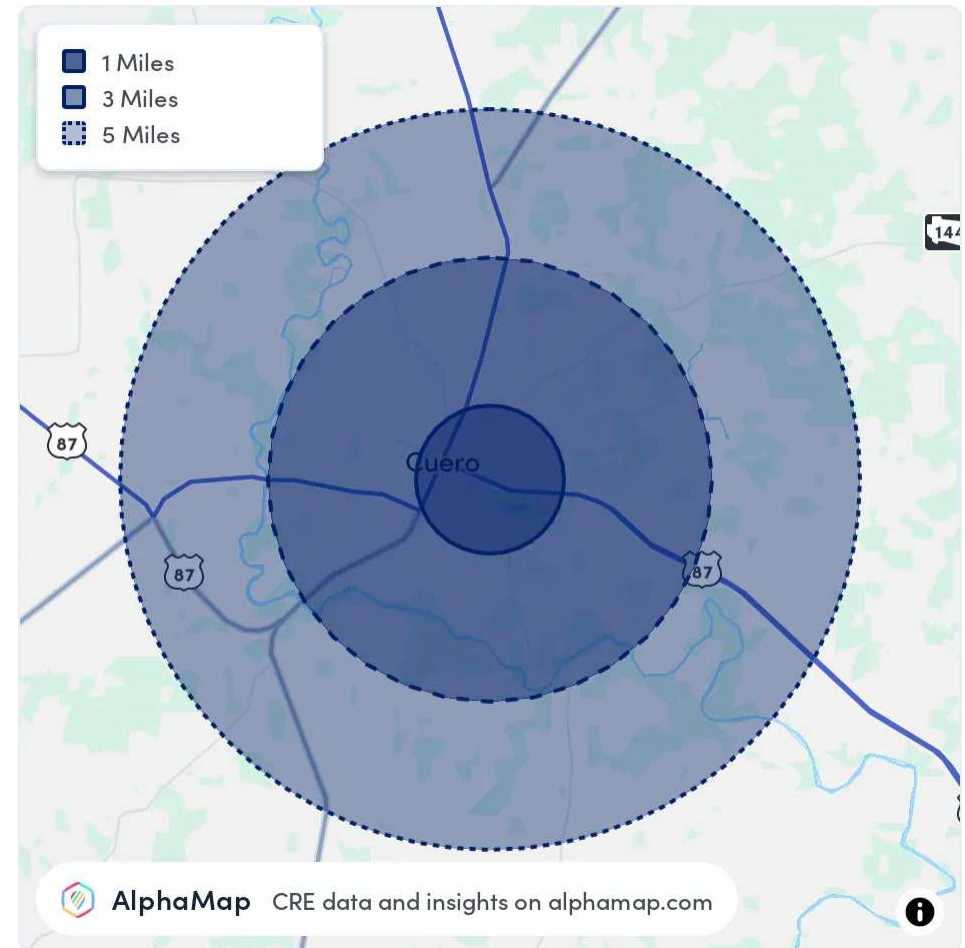
DEMOGRAPHICS

Highway 87 & East Broadway St, TX 77954

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,236	8,346	9,262
Average Age	41	40	41
Average Age (Male)	39	39	40
Average Age (Female)	43	42	43

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,532	2,838	3,066
Persons per HH	2.8	2.9	3
Average HH Income	\$81,519	\$84,833	\$90,080
Average House Value	\$215,000	\$232,550	\$257,722
Per Capita Income	\$29,113	\$29,252	\$30,026

Map and demographics data derived from AlphaMap



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POINTS OF INTEREST
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